

**Dracut Conservation Commission
Minutes of September 7, 2016
Town Hall**

Commissioners Present: Victor Olson, James Jendro, Michele Grenier, Conservation Agent Lori Cahill and Recording Secretary Cyndy Alexander

Commissioners Absent: Stephen Graham, John Hassan

Opened the meeting at 7:30 p.m.

Approval of Minutes: Minutes dated 7/20/16 approved unanimously. Minutes dated 8/24/16 approved unanimously.

Correspondence pertinent to tonight's meeting:

- DEP Comments – None
- Planning Board By-Law/Yield for Open Space

7:05 Public Hearing: NOI: 79 Old Pasture Road Lot 50: #145-1028 Ms. Maureen Herald of Norse Environmental Services proposing to build a single family dwelling, deck, walkway, driveway and associated grading. The driveway would be 1800 impervious s.f. and it would be greater than 50 feet from the buffer zone and would be on town water and sewer. Mr. Olson asked that the width of the driveway, which is 12 feet, be added to the plans. Mr. Brian Lussier added that the walkway will be 36-38" inches wide and made of brick pavers not asphalt. Motion made by Ms. Grenier to close the Public Hearing. Motion seconded by Mr. Jendro. Motion passed unanimously. Ms. Grenier made a motion to accept the plan as submitted and issue an Order of Conditions. Mr. Jendro seconded that motion with discussion: request for an updated plan to include the width of the driveway. Motion passed unanimously.

7:10 Public Hearing: NOI: 95 Old Pasture Road Lot 49: #145-1027 Ms. Maureen Herald of Norse Environmental Services proposing to build a single family dwelling, deck, walkway, driveway and associated grading and proposing 1775 s.f. impervious area for the driveway and serviced by town sewer and water. Mr. Olson states he wants to see driveway dimensions on the plans. Ms. Grenier made a motion to close the Public Hearing. Mr. Jendro seconded the motion. Motion passed unanimously. Ms. Grenier made a motion to accept the plan as submitted and issue an Order of Conditions. Mr. Jendro seconded that Motion. Motion passed unanimously.

7:15 Public Hearing: NOI: 108 Old Pasture Road Lot 12: #145-1026 Ms. Maureen Herald of Norse Environmental Services proposing to build a single family dwelling, deck, retaining walls, driveway and associated grading and proposing 2420 s.f. impervious area for the driveway and serviced by town sewer and water. Ms. Grenier made a motion to close the Public Hearing. Mr. Jendro seconded the motion. Motion passed unanimously. Ms. Grenier made a motion to accept the plan as submitted and issue an Order of Conditions. Mr. Jendro seconded that Motion. Motion passed unanimously.

7:20 Public Hearing: NOI: 116 Old Pasture Road Lot 13: #145-1025 Ms. Maureen Herald of Norse Environmental Services proposing to build a single family dwelling, deck, walkway, driveway and associated grading and proposing 1700 s.f. impervious area for the driveway and serviced by town sewer and water. Ms. Grenier made a motion to close the Public Hearing. Mr. Jendro seconded the motion. Motion passed unanimously. Ms. Grenier made a motion to accept the plan as submitted and issue an Order of Conditions. Mr. Jendro seconded that Motion. Motion passed unanimously.

Continuance of Certificate of Compliance: Sophia Drive #145-541 Ms. Maureen Herald of Norse Environmental Services, also present is Mr. Ron Close, Design Engineer for this project. At the last Public Hearing, this was continued because they had just received a letter from Mark Hamel, Town of Dracut Engineer with comments that he wanted addressed. Mr. Close has met with Mr. Hamel and has submitted revised plans based on that discussion for this project. Mr. Hamel has two concerns, the first being a culvert which was originally supposed to be installed under a gravel drive. The drive was installed the culvert was not. Mr. Hamel wants it demonstrated that the culvert is no longer needed or that it will be installed. Ms. Lori Cahill stated that she also spoke with Mr. Hamel and that the former DPW Director had determined the culvert did not need to be installed and that it would be a maintenance issue if it was. Mr. Olson asked if this was documented anywhere. Ms. Cahill said she was not aware of any documentation. The board reviewed the original plans submitted in 2002 and reviewed the current plans. The property was reflagged this year and SoilSmith Designs inspected the wetland earlier this year. A forebay was installed instead of the culvert. Ms. Cahill reminded the Board that this property is under an Enforcement Order; there was a site visit conducted by the Board earlier this year and there was a list of items that needed to be addressed on this property. All of those items have been completed satisfactorily but then the Engineer came back with a couple of issues he needs addressed which is what caused this continuance at the last meeting. Mr. Close explained how the drainage was supposed to look on the original plans from 2002. Mr. Olson asked if the culvert that was originally to be installed was for wildlife crossing. Ms. Herald stated this site does not appear on any Natural Heritage Habitat maps. Ms. Herald explained they filed for the Certificate of Compliance at the same time as the Notice of Intent because they know the Board wants the Enforcement Order closed before moving on to the Notice of Intent but they are aware not all of the work has been completed but it will be completed once the Notice of Intent is approved. Mr. Olson noted that the Engineer also mentioned exfiltration trenches in his comments and have those been verified. Mr. Close said they were unable to verify them as of now because everything is overgrown. Mr. Hamel told Mr. Close that this could be verified in the field by hand. Ms. Herald states that if the trenches are not installed correctly they would add this to the Notice of Intent. Motion made by Ms. Grenier to approve a partial Certificate of Compliance for work completed and work not done. Mr. Jendro seconded the motion with discussion: he is concerned that they do not finish this project. Mr. Olson pointed out that they have a Notice of Intent for this same property next on the agenda and he is satisfied that they will finish the project. Motion passed unanimously.

NOI: Sophia Drive #145-1023 Mr. Jendro made a motion to untable this filing. Ms. Grenier seconded that Motion. Motion passed unanimously. Ms. Maureen Herald of Norse Environmental Services proposing to install a sewer line, complete the drainage, wetland replication and roadway including sidewalks, curbing and guardrails, associated grading and utilities within 100 feet of a Bordering Vegetated Wetland. Ms. Herald states that they filed this NOI in May 2016. They want to install a sewer line into the sub-division, complete drainage by checking for the infiltration trenches at the bottom of the pond. If they are not there they need to be installed, if they are there that needs to be documented. The wetland replication area has been created. The roadway has a binder coat down but still needs to be finished. The plan is to come

back with NOIs for each single family house for each of the lots. This filing is for the roadway, grading, sidewalks, curbing and guardrails and utilities. Mr. Close, Project Engineer, proposes an E1 system. Mr. Olson asked if there would be service stubs off of that. Mr. Close referred to the plans and showed where the forced main sewer is. Lot 6 will a gravity system. The other four lots will be on the pressure E1 system. Mr. Jendro asked if the contouring of the lots has been done. Ms. Herald said no they have not been done. The contours on the plan are proposed. Ms. Herald explained that the Board had previously asked to see the grades and that is why that is being shown on the plans. Mr. Jendro notes there is no siltation protection being shown on the plans. Ms. Cahill states that the siltation protection is in place. Mr. Olson states that there is fill on the site that still remains so he wants to know if there is any intent to move those piles. Mr. Close said the client wishes to keep as much fill on the site as possible because it is his intent to grade it exactly how it was intended back in 2003 and bring all the lots up with the existing material that is on site. Ms. Herald explains that the client can't touch the fill material on this filing because this filing is just for the roadway, curbing, utilities, sidewalks. Mr. Jendro noted that they should exclude contour grading for this NOI but that he wants to see the siltation protection shown. Ms. Cahill said they could add a special condition that contouring not get done on the lots and get revised plans with erosion controls shown. Mr. Olson wants to see the sidewalks on the plan as well. Also, take the contour grading off the plans. He wants to see the limit of work, for the culvert, document if it's not needed and add it if it is needed. Ms. Grenier made a Motion to Continue to the September 21, 2016 meeting. Motion was seconded by Mr. Jendro. Motion passed unanimously.

Continuance of RDA: 600 Pelham Rd: Ms. Maureen Herald of Norse Environmental Services proposing to construct a single family dwelling on an existing foundation, deck, driveway, well and associated grading and utilities within a 100 feet of a Bordering Vegetated Wetland. This will be on gravity sewer. A well is proposed at the rear of the property. Erosion controls and No Disturb Zone markers are shown on the plan. She is aware there is a concern of run-off water to an adjacent property so they have added a swale to the plan. Ms. Cahill asked to have the proposed swale properties explained for clarification as for how it will work. Mr. Jendro asked if they were doing contouring on this lot. Ms. Herald said they would add that to the plans. Mr. Olson said he is going to continue this RDA until everything that is proposed is on the plan. Mr. Jendro asked if the sewer for this project is dependent upon the previous filing for Sophia Drive and Ms. Herald said yes it was as they still need to continue down from the stub to bring it to the house. Mr. Olson stated the sewer needs to be revised on the plan as to what they are proposing. Mr. Close states regarding the swale area he shows a 172' elevation from the wetland area. The plan is to bevel the area out to create a gradual depression rather than a ditch. Mr. Olson states that is not currently shown on the plan and it should be added. Ms. Cahill has pointed out that there are no dimensions for the swale on the plans and that should be added. Mr. Ed Smith of 584 Pelham Road is an abutter to this property and came to explain that there is a large water run-off coming on to his property and he wants something put in place to stop that. Mr. Smith doesn't care if it's a ditch or a swale but something has to be put in to stop the run-off. He states the elevations have changed greatly over the years and has caused him to lose peach trees from his land. Mr. Smith just wants the elevations to be brought back to how they were many years ago, before the client did some back filling so the water run-off will stop crossing his land. Mr. Olson told Ms. Herald he wants to see the original grades with the proposed grades super imposed over them. Motion to Continue by Ms. Grenier. The Motion was seconded by Mr. Jendro. Motion passed unanimously.

Continuance of NOI: 121 Spring Road #145-997: Client has requested to Continue to the next available meeting. Ms. Grenier made a Motion to Continue to the September 21, 2016 meeting. Mr. Jendro seconded that Motion. Motion passed unanimously.

Enforcement Order Update: 100 Cottonwood Drive: Ms. Cahill states she has not been out to that property for a while. No update.

Old Business: Some Minutes from previous meetings required some signatures.

New Business: None

Informal Discussion: Planning Board By-Law regarding finding yield on Open Space plans was discussed to ensure all board members are aware.

Adjourn: Motion made by Ms. Grenier to adjourn. Motion seconded by Mr. Jendro. Motion passed unanimously.

Signings:

Next meetings scheduled are: Wednesday, October 5, 2016 and Wednesday, October 19, 2016 at Town Hall.

Meeting adjourned at 9:02 p.m.



Victor Olson, Chairman

ABSENT

Stephen Graham

ABSENT

John Hassan



James Jendro



Michele Grenier

Cyndy Alexander
Recording Secretary